

§12 RESIDENCE AA DISTRICT *Revised 10-05-11*

12-1 Purpose

The purpose of the AA District is to allow single-family residences on a minimum one acre lot. The AA District provisions are intended to encourage low density residential development for primarily residential and related purposes in areas served primarily by on-site sewerage facilities.

12-2 Permitted Uses

Any use permitted in a Residence AAA District, subject to the same approvals and conditions as specified in §11-2 of these regulations.

12-3 Lot Area and Shape (See Definitions)

Each lot shall have a minimum area of one (1) acre (43,560 square feet) and shall be of such shape that a square with one hundred fifty (150) feet on each side will fit on the lot.

12-4 Setbacks (See §31-4 through §31-8, also.)

No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from any street line or twenty-five (25) feet from any side or rear lot line.

12-5 Height

No principal building or other structure shall exceed three (3) stories and a height of forty (40) feet. No accessory building or structure shall exceed one story and a height of sixteen (16) feet, except barns as defined in §11-2.4.7 and permanent and temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8.

12-6 Coverage (See Definitions)

The total coverage shall not exceed twenty-five percent (25%) of the lot area. Total coverage shall include fifty percent (50%) of the surface area of tennis courts. Temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8 shall be exempt from coverage.

12-7 Building Area

No mandatory requirement.

12-8 Floor Area

No mandatory requirement.

12-9 Architectural Design

All buildings and structures located within a designated Historic District shall comply with the design regulations of the Historic District Commission.

12-10 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

12-11 Parking and Loading

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

12-12 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer areas for Special Permit uses shall be provided in accordance with §35 of the Supplementary Regulations.

12-13 Open Space Subdivision

Lot area, shape and setbacks for Open Space Subdivisions shall be in accordance with the requirements of §56 of the Subdivision Regulations.